

## **New Business in Deer Park**

### **RETAIL**

**Shoppes at Town Square Retail Center Phase II** is being constructed in the 3700 block of Center Street. The project is part of a master retail development by Rob Johnson Interests. Phase I is home to Bullritos, Anytime Fitness, Edward Jones, Wingstop, Dream Nails and T-Mobile, making the center 100% occupied. Phase II will include Firehouse Subs and Sports Clips, plus some yet-to-be-named retail. Phase III of the project will include a stand-alone restaurant.

**Firehouse Subs** will be locating at 3717 Center Street. Construction of the 2,500 square foot restaurant is expected to be complete by summer 2011. Since 1994, the former firefighter brothers Robin and Chris Sorensen have been serving award winning hot subs and earning national recognition. The restaurant will be located in the new Shoppes at Town Square retail center.

**McDonalds Restaurant** at 1305 Center Street (Center @ 13<sup>th</sup> Street) will be completely remodeled to include a spacious lobby, double-drive-through lanes plus significantly more seating area. The store will no longer have a play area. Business has significantly grown since the store first opened in 1992 and their store manager said this renovation is about 10 years overdue.

**Deer Park Pharmacy** recently opened at 2502 Center Street. This independent pharmacy is owned by Pharmacist John Garcia and his wife Patty, who also own two other Deer Park businesses; Robert's Jug & Muffin and Classy & Sassy Boutique. The pharmacy accepts most insurance plans, worker's comp, Medicare and Medicaid, plus provides free delivery to Deer Park seniors.

**Shinken Martial Arts** studio recently moved to a larger, more visible location at 4307 Red Bluff in Deer Park. Terry Ham is the owner and chief instructor, where over half of his students are adults learning the fine art of jujitsu, ninjutsu, koppo karate, plus samari and ninja arts training. Terry trained in Japan and has his 5<sup>th</sup> degree belt. He describes his teaching as authentic, original training that is not so focused on sport, but is more focused on the art of self-protection.

**STEPS Performing Arts center** has just undergone its 4<sup>th</sup> expansion in the shopping center located at the corner of Center Street and Pasadena Boulevard (the Food Town shopping center). In fact, STEPs now occupies almost 8,500 square feet within the center and has over 400 students, plus a national championship competition team. STEPs offers a wide range of classes, private lessons, choreography and after-school programs. Owner Mandy Baker has also recently opened the Random Acts Theatre at 4201 Center Street, featuring a 4,500 square foot "black box" theatre.

**The Dugout Cages & Training** has officially moved to Deer Park, after being located on its outskirts for the past two years. Co-owners Shelbie Gabriliska and Lynn Fuson,

both life-long residents in the area, originally opened The Dugout at 4840 Center Street (near the corner of Center Street and Spencer Highway - which is technically in Pasadena). The Dugout offers batting cage rentals, private batting lessons, state of the art pitching machines, and also allows events such as team parties or birthday parties. Because of their continued success, the owners decided to move to a larger location. Now housed in a 5,800 square foot, 2-story building at 9515 Spencer Highway (near the intersection of Spencer Highway and Underwood Road), The Dugout can accommodate more of you looking for a practice place or a training spot

**Walgreens**, 3300 Center Street, has opened an interior *Take Care Clinic* next to the pharmacy. This 300 square foot clinic now brings everyday family healthcare to our neighborhood Walgreens with no appointments, no long waits, open 7 days a week and accepting most insurance. Walgreens currently has over 340 Take Care Clinics nationwide.

**Classy & Sassy Boutique** has opened at 7445 Lambuth, at the corner of Center Street and Lambuth. Owner Patty Garcia already owns Deer Park's landmark restaurant, Robert's Jug & Muffin, but has decided to branch out into the women's boutique business. Classy & Sassy Boutique features new women's clothing as well as gently-worn consignment pieces.

**Capt. Benny's Seafood Restaurant and Oyster Bar** is constructing a 4,000 square foot restaurant at the corner of East Boulevard and E. 13<sup>th</sup> Street. Capt. Benny's has five other locations (four in Houston and one in Austin), but this \$1.1 million project will be the largest of the restaurants. Since 1969, Capt. Benny's has been serving fresh, high-quality seafood at the lowest possible prices.

**Two Cities Grill & Cantina** opened on the borderline of Deer Park and Pasadena with half of the restaurant in each city. The restaurant offers Texas-style cooking including steaks, burgers and your Mexican favorites. The atmosphere gives diners a unique experience with displayed memorabilia from the local area including the original "Gilley's" sign. Dine in the City Jail made with actual bars from an 1880's Pasadena jail, relax in the Coca Cola room, or hang out in the Monkey Bar or outdoor patio. Located at 6915 Spencer Highway (at the intersection of Spencer Highway and Red Bluff), the owner is also opening an adjacent tequila bar (with over 70 different types of tequila) and separate banquet hall that seats 200.

**Meineke Car Care Center** has relocated to Deer Park after being located on Spencer Highway in Pasadena since 1983. Owners Roy and Lisa Ritter decided to move the business to a piece of property they have owned for many years, which happens to be at 4610 Center Street. The facility was built by Deer Park's own Derk Harmsen Construction Company, and consists of a 2,560 square foot building with 4 bays. Meineke specializes in automotive suspension, brake and exhaust repair.

The owner of **Revels Performing Arts Center**, Becky Phelps, opened the studio at 4502 Center Street just 2 years ago, but has already found a need to expand because of her growing number of students – some come from as far away as Dayton, Texas. Because of her success, Becky recently expanded into an adjacent building at 4512 Center Street, which allows her more space for the wide variety of classes that include ballet, jazz, lyrical, hip-hop, drill tech, Irish dance, tumbling for tots and Jazzercise for adults.

**Anytime Fitness**, a 24-hour co-ed fitness facility, has opened at 3709 Center Street (near Bullritos in the new Shoppes at Town Square Shopping Center). The facility is open 24/7 and provide members with convenient and affordable fitness options and top-quality equipment. There is also a state-of-the-art surveillance system ensuring member safety, even during unstaffed hours. Members receive an electronic key, allowing them to get a great work-out anytime.

**Only About the Dress** is one of Deer Park's newest retail stores that was born out of frustration. Michelle Burk has a daughter who enjoys competing in pageants, but the cost of formal dresses was steep. For this reason, Michelle created a unique concept called Only About the Dress, located at 208 West Pasadena Boulevard in Deer Park. It is, in fact, the only store of its kind in Texas. Rent any type of formal or after-five dress, including quinceanera, holiday party, banquet, mother-of-the-bride, bridesmaid, flower girl, prom attire and more. There is a wide variety of sizes and the dresses are also available for purchase.

**IberiaBank** has opened their first community branch in Texas at 1601 Center Street in Deer Park. Headquartered in Lafayette, Louisiana, the bank selected Deer Park as its first Texas location because of its ideal location, strong business community and hard-working residents. Kevin Rafferty, executive vice president, remarked that this branch will focus more on commercial business lending rather than residential. The branch employs Keat Chiasson, an expert in commercial business lending, who is reaching out to Deer Park's business community in an effort to introduce the bank and offer lending opportunities.

**New Creations Christian Bookstore** has opened at 4005 Center Street in Deer Park. Owner Larry Finn originally opened Deer Park Jewelry Store across the street in 1996, and was looking for a second business location in Deer Park for this Christian bookstore. New Creations has a wonderful selection of bibles, books, music, jewelry, and unique gifts.

**Welsh Collision Center** has opened at 4201 Center Street. Since the original Welsh Repair Shop was founded in 1945 by Shelby Welsh, the Welsh family has continued to serve as an automotive repair and refinishing industry leader. Noel Welsh, son of Shelby, and his son, Brad, are now excited to apply that same excellence and technical expertise to the vehicles for which they serve in the Deer Park community. Welsh offers collision repair, restoration projects, frame straightening and more

**Mr. Electric** relocated to Deer Park after opening in November 2009 and briefly being located in Pasadena. Brock Bihm opened the franchise after a long, successful career as a master electrician. Located at 2318 Center Street in Deer Park, Mr. Electric offers expert electrical service in the areas of residential and commercial repair and installation.

**Wal-Mart**, located at Spencer and East Boulevard, completed a \$1 million renovation as part of a company-wide renovation program, encompassing everything from new hardwood flooring, new paint (inside and out), new signage and fixtures, new registers, granite countertops, and more. Wal-Mart hired 35 local residents for construction positions during the renovation. The Deer Park Wal-Mart ranked #1 in 2009 out of 130 regional stores. This is based on an internal matrix that considers sales, profits, customer service, etc.

**The Kake Chick:** Ruby Rodriguez was one of Deer Park's stay-at-home moms that found a creative outlet in making her kids' birthday cakes. Over time, however, it became a passion that perked the interest of friends and relatives. Ruby has now opened her first bakery called The Kake Chick, located at 113B Center Street (corner of Center Street and 2nd Street). Ruby says many of her creations do not even look like "cakes". She specializes in making fun and unique cakes, cupcakes, cookies and more.

**Edward Jones** Investments has relocated their office from 11 Center Street to 3709 Center Street (next door to Bullritos in the new Shoppes at Town Square Shopping Center). The agency was at their former location for 15 years, but had unfortunately experienced flooding issues and found it necessary to relocate. David Spradley, the agency's Investment Representative, commented that the new location is more centrally located and should easily see them through the next 20-plus years.

**King's Barbeque** has been extremely successful at their original location on Main Street in La Porte, so they are hoping for equaled success in their new Deer Park location at 1322 Underwood (Pasadena Blvd. @ Underwood). Marcos Luna, owner, commented that since their opening, they have seen the line out the door at times, especially at noon on Sundays. The restaurant is open daily, 11:00 a.m. to 9:00 p.m. and has large menu to choose from.

**Serendipity Gift Shop** has opened on Center Street. With a full-time job and three kids, Angie Mitchell was already rushed on the weekends, but always seemed to find herself running to Pasadena to purchase last-minute gifts for her kids to take with them to parties. So what did she do? She opened her own gift shop called Serendipity at 4112 Center Street, and it has become a booming success. Serendipity has gifts for all occasions, plus clothing, home décor and more – without the "Big City" prices.

## **RESIDENTIAL**

**Providence Town Square apartments** have broken ground at 3801 Center Street (next door to HEB). This 14.5 acre development is a luxury community for active seniors 55 and over. The 264 units include one and two bedroom apartment homes and some bungalows with attached garages. Amenities include a central business center, game room, fitness center, media room, dog park, rose garden, hair salon, chapel and transportation. Construction is estimated to be completed by spring 2012. Blazer Building, Inc., a specialist in the construction of high-end multi-family housing, is the general contractor for this development.

## **HOTEL**

**Candlewood Suites** has constructed a 75-room hotel at 1300 East Boulevard featuring a free laundry facility, exercise room, meeting space, outdoor pool and grill, plus much more. As the only true “extended-stay” hotel in the area, the hotel caters to guests expected to stay 3-4 weeks at a time. For this reason, the hotel has been built around the concept of making guests feel like they are “at home”. Housecleaning will come to the room only once per week and each room features a full-sized refrigerator.

## **INDUSTRIAL**

**Zwick Valves** has opened their first U.S. distribution center at 2552 Underwood Road. The company purchased a 35,000 square foot warehouse and brings 5 new employees to Deer Park. Based in Germany for the past 30 years, the name Zwick has been synonymous for quality in the fields of industrial valves and mechanical engineering.

Two sister companies have relocated into a single facility at 5110 Railroad, bringing 50 new employees to Deer Park. **Seal-Tech Machine** is relocating from their Pasadena facility and **Encompas** is coming from their former Houston location. Both companies are involved in the leak detection and repair industry. The reason for the move was to be closer to their client base and have room to grow.

**Aqua Solutions** has been doing business at 6913 Highway 225 for the past 40 years. Business has been so good that they have (once again) outgrown their facility, resulting in president Tom Bedford deciding to add an 8,000 square foot warehouse to the current 30,000 square foot facility. Aqua Solutions supplies quality laboratory solutions and chemicals to industries all over the world and employs 75 people.

**ExperTox** has expanded into 3,100 square feet at 1430 Center Street (next door to Murphy’s Deli). This forensic toxicology laboratory is a woman-owned laboratory that started at Baylor College of Medicine and moved to Deer Park in 2000. The lab offers a variety of services including drug tests, poison and toxin tests, and industry exposure tests. ExperTox will continue to house their healthcare services at 1803 Center Street – the original location.

**Mistras Group, Inc.** has announced relocation to the Deer Park Distribution Center at 4000 Underwood Road at Aaron Street, and is currently constructing their new 40,000 square foot office/warehouse. Mistras provides various inspection, nondestructive testing and engineering services to the refining, petrochemical, utility and construction industries in the Gulf Coast area. The company is relocating from their Pasadena location on SH 225 and is bringing 25 new employees to Deer Park.

**Vopak** is the world's largest provider of conditioned storage facilities for bulk liquids. Their Deer Park facility, located at 2759 Independence Parkway, has constructed a \$6 million office building. This 40,000 square foot office space now accommodates the current staff at the Deer Park location, plus personnel formerly located at their Galena Park terminal and Galleria-area office building. This project brought 40 new employees to Deer Park.

**TorcUp** has been doing business in Deer Park for the past 6 years, but they recently doubled their space by moving into a 3,500 square foot facility at 4201 Center Street. The business is headquartered in Easton, Pennsylvania where they make all of their industrial bolting tools in-house. Deer Park's facility is a retail and repair location which leases and sells torcing tools to area plants, refineries and drilling companies.

**Fishbone** has recently relocated from their original location in Kemah and leased 2 different Glen Tolar Co. properties in Deer Park. Fishbone Solutions moved to 320 Center Street in an effort to be closer to their customer base. The company provides high-quality management and technical services for the petrochemical industry. Their projects include turnarounds, capital projects, revamps and new construction. Fishbone also recently purchased Safety Turnaround, formerly located at 2010 Center Street, and moved the business to 208 X. Street, forming another new company, Fishbone Safety Solutions.

**Odin Industrial Demolition** has expanded to occupy the entire building at 11 Center Street. The company originally occupied 1,300 square feet since opening in 2008, but with the relocation of Edward Jones Investments, they have now acquired the remaining 1,000 square feet and are enjoying some extra work space. They are going to need it, because they are expecting to hire additional employees due to a large contract they just acquired. Owner Mike Mitchum is a long-time Deer Park resident with 38 years of experience in this business, which co-owner, Katherine Mitchum, describes as a quasi-recycling business. Odin disassembles or dismantles industrial facilities and then recycles what they can. Some jobs can be done virtually at no expense to the customer because the profits from recycling the scrap offset the cost of the job. Their motto is "We'll Take It Down to The Ground".

**Polar Blast Cleaning Services** has moved from La Porte into an 8,000 square foot building at 201 Georgia in Deer Park, bringing 12 new employees to Deer Park. The company cleans process equipment with dry ice. CO<sub>2</sub> cleaning utilizes compressed air to propel non-abrasive dry ice pellets to a surface for removing an adhered material. After removing the adhered material the pellets will sublime, pass from a solid to a gas without becoming a liquid. This makes the process environmentally safe and eliminates blast material disposal costs.

**Global Safety Solutions** has recently opened at 1318 Underwood Road. Chason Brotherton, a Deer Park High School graduate, is the owner of this new 2,500 square foot location that provides flame resistant workwear and personal protective equipment to the Oil & Gas and petrochemical industries.

**United Shutdown Safety** spent two years searching for the best place to locate their first U.S. facility, and finally decided on 629 Howard Street in Deer Park. Recognized as a leader in providing equipment, technology and solutions for shutdown safety, this Canadian-based company operates in 9 different countries, but Deer Park will now operate as their U.S. headquarters.

**Sinor Engine Company** has constructed a 20,400 square foot warehouse adjacent to its existing location at 1100 Georgia Avenue. This new building is the third expansion to the facility since its original construction in 1994. Sinor Engine Company was founded by Lewis Sinor in 1962 as a distributor of OEM White Superior® engine and compressor parts. The company's first location was a 5,000 square foot facility near downtown Houston in the original oilfield corridor. As the business grew and industry moved near the Ship Channel, Sinor constructed their 80,000-sq. ft. headquarters in Deer Park, with expansions occurring in 1999 and 2003. Sinor is the leading after-market distributor of Superior® engine and compressor parts in the United States.

**Integrated Power Services**, the nation's leading independent power services provider, has constructed a 60,000 square foot warehouse at 1620 West 13th Street, just west of Georgia Avenue. This is a \$3,000,000 project consisting of a humidity controlled warehouse for the company's larger engines, some weighing up to 80,000 pounds. The project brings 1 new employee to Deer Park.

**Vopak Terminal Deer Park**, a petrochemical storage company that can trace its history nearly 400 years to the Netherlands, has constructed a \$50 million ship dock expansion. After Deer Park customers complained that the volume of traffic at the docks resulted in too long of a wait for cargo transfer, the company decided to undertake a massive expansion project. The construction by L-con Constructors Ltd. provided 128,000 hours of work over 14 months. That is the equivalent of a year's worth of 40-hour work weeks for about 64 people. The terminal is located at 2759 Independence Parkway South (formerly Battleground Road).

**MedSafe** has relocated to their new 104,000 square foot office/warehouse in the Deer Park Distribution Center, 4200 Underwood Road at Aaron Street. MedSafe offers a full complement of pre-screened Safety Projects, Safety Equipment, supplies and risk assessment services. The company relocated from their former Deer Park location at 2101 S. Battleground Road.

**The Houston Pilots Association** purchased an 18,000 square foot design/build building at the Deerwood Glen Business Park on SH 225 in Deer Park. The building sits on 2.77 acres and includes a 13,500 square foot office and 4,000 square foot warehouse. This project brought 107 new employees to Deer Park when the building construction was completed in December 2010. Construction was estimated to cost \$1.2 million.

**Core Labs** has completed construction of a 45,000 square foot office building at Deerwood Glen Business Park on SH 225 in Deer Park. The building sits on 4.2 acres and houses two of Core Labs divisions, Saybolt LP and Core Lab Petroleum Services LP. These two groups provide independent inspection, analytical and calibration services for petroleum, petro chemical and other bulk commodities. The project cost was \$9.8 million and brings 75 new employees to Deer Park.

**Lubrizol** is planning a capital investment of \$114 million during the next five years relating to equipment upgrades and replacement, process improvement and building renovations. Lubrizol has agreed to retain 502 employees over the 5-year period as part of being selected in the State's Enterprise Zone program. This is the first such project in Deer Park.

**John Crane Power Transmission**, the world's leading supplier of engineered sealing systems and associated products, has built a 33,000 square foot building in the Deerwood Glen Business Park, located at 1800 West 13<sup>th</sup> Street. This new facility, which replaces the company's existing facility in Houston, is fully integrated and includes space for manufacturing, warehouse, customer service, and engineering functions. The company signed a 10-year lease and employs 35 people.

**Code Red Safety** has leased a 15,000 square foot building in Clay Development's Deerwood Glen Business Park. The company, established in 1995, moved to Deer Park from a Pasadena location and brought 12 employees to Deer Park. The new building is located at 1740 W. 13<sup>th</sup> Street and Code Red has signed a 10-year lease.

**Abrasive Products & Equipment** has signed a 10-year lease for a build-to-lease, 15,000 square foot industrial building at Deerwood Glen Business Park and construction has been completed. The new building houses their sales and service operations for portable air blast and supplies equipment. The company relocated their 15 employees from their former location at 201 Georgia Avenue in Deer Park.



**Mustang Engineering** leased 40,000 square feet at Deerwood Glen Office Park on Hwy 225. Mustang, employing approximately 85 people in this Deer Park location, provides a full range of services for offshore structures and onshore production facilities, pipeline projects and non-energy process and industrial facilities.

**Intertek Testing Services** has built a warehouse at 1116 Seaco Avenue. Intertek also had an existing laboratory facility at the location that offers testing for the petroleum, chemical and other area industries. This 4,867 square foot warehouse is used to retain samples separate from their existing laboratory facility.

**Universal Plant Services** has expanded their new corporate headquarters building in Deer Park. The company is a leading provider of field machining and millwright services worldwide. In December 2009, Universal Plant Services relocated from a 16,000 square foot building at 801 Georgia to their new, 38,000 square foot corporate headquarters location at 806 Seaco Court. Only a few weeks after the move, the company realized a need for 3,000 additional square feet to accommodate for storage plus an additional 11,000 square foot concrete yard for trailers.